2026:MHC:4601

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IN THE HIGH COURT OF JUDICATURE AT MADRAS

RESERVED ON : 11.11.2026

DELIVERED ON : 18.11.2026

CORAM :

THE HONOURABLE MR. SUSHRUT ARVIND DHARMADHIKARI,
CHIEF JUSTICE
AND
THE HONOURABLE MR.JUSTICE G.ARUL MURUGAN

W.P.No.7120, 7133, 21190, 26643, 29638, 30362, 33506, 33781, 34402, 34660, 37598, 38815 and 35794 of 2026
and *WMP Nos.7733, 7735, 7736, 7741, 7742, 7743, 22930, 22932, 29141, 29142, 29144, 31156, 31392, 32613, 33333, 33335, 36886, 36888, 37173, 37175, 37791, 37794, 37796, 38217, 38221, 40015, 40017, 42210, 42212, 42213 and 43542 of 2026*

WP No.7120 of 2026:
CNR:{HCMA010361052026}

1.CREDAI Chennai
(Confederation of Real Estate
Developers Association of India)
Rep. by its President
Having its office at 8th Floor, 8E, Century Plaza,
No.526(560-562) Anna Salai,
Teynampet, Chennai-600 018.

2. Olympia Tech Park (Chennai) Private Ltd,
Rep. by its authorized signatory
Rahul Shukula
Having its registered office at
No.1, SIDCO Industrial Estate
Guindy, Chennai-600 032

3.Navin Housing and Properties Private Ltd,

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Rep. by its Managing Director, Viswajith Kumar
Having its registered office at
No.802 and 804, Anna Salai
Nandanam, Chennai-600 035.

Petitioners

Vs

1.The Member Secretary
Chennai Metropolitan Development Authority
Thalamuthu-Natarajan Maaligai
Gandhi Irwin Road, Egmore
Chennai-600 008.

2.The District Collector-Chengalpattu
Collectorate, GST Road, Chengalpattu
Tamil Nadu.

3.The Additional Chief Secretary
Department of Environment and
Climate Change, No.1, Jeenis Road,
Panagal Building, Ground Floor, Saidapet
Chennai, Tamil Nadu.

4.The Member Secretary
Tamil Nadu State Wetland Authority
Panagal Maligai, Saidapet
Chennai, Tamil Nadu-600 015.

5.Casagrand Builder Private Ltd,
Rep. by its Managing Director, Arun,
Reg.off.at NPL Devi 5th Floor,
New No.111, Old No.59, LB Road,
Thiruvanmiyur-600 041.

6.Grande City Development Company LLP
Rep. by its Authorised Signatory, C.Sakthivel
6th Floor, Tower-C,Tek Meadows
No.51, Rajiv Gandhi Salai
Sholinganallur, Chennai-600 119.

7.G Square Realtors Private Ltd,
Rep. by its Authorised Signatory,

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E.Udhayakumar, Menon Eternity, 8th Floor,
1st Main Road, Austin Nagar,
Alwarpet, Chennai - 600028.

(R7 impleaded vide order dated
15.7.2026 made in WMP No.
24491 of 2026)

Respondents

PRAYER: Petition filed under Article 226 of the Constitution of India seeking issuance of a writ of certiorari calling for records relating to the order dated 24.9.2025 in O.A.No.91 of 2023 passed by the National Green Tribunal (SZ) and quash the same in so far as it directed the authorities not to grant any approval/permission in the "zone influence", fixed to a distance of 1 K.M. area around the RAMSAR Site boundary in Pallikaranai within the limits of Greater Chennai Corporation.

WP No. 7133 of 2026
CNR:{HCMA010361062026}

1.CREDAI Chennai
(Confederation of Real Estate
Developers Association of India)
Rep. by its President
Having its office at 8th Floor,
8E, Century Plaza
No.526(560-562) Anna Salai,
Teynampet, Chennai-600 018

2. Olympia Tech Park (Chennai) Private Ltd,
Rep. by its authorized signatory
Rahul Shukula
Having its registered office at
No.1, SIDCO Industrial Estate
Guindy, Chennai-600 032.

3.Navin Housing and Properties Private Ltd,
Rep. by its Managing Director
Viswajith Kumar

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Having its registered office at
No.802 and 804 Anna Salai
Nandanam, Chennai-600 035.

Petitioners

Vs

1.The Additional Chief Secretary
Government of Tamil Nadu
Department of Housing and Urban Development
Secretariat, Chennai-600 009.

2.The Additional Chief Secretary
Government of Tamil Nadu,
Department of Environment, Climate Change and Forests
Secretariat, Chennai-600 009.

3.The Secretary to Government
Department of Revenue and Disaster Management, Secretariat,
Fort St. George, Chennai-9.

4.The Member Secretary
Chennai Metropolitan Development Authority
Thalamuthu-Natarajan Maaligai
Gandhi Irwin Road,
Egmore, Chennai-600 008

5.The Member Secretary
Tamil Nadu State Wetland Authority
Panagal Maligai, Saidapet,
Chennai, Tamil Nadu-015.

6.The Director
National Centre for Sustainable Coastal Management
Ministry of Environment, Forest and Climate Change (MOEF & CC)

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Anna University Campus,
Chennai-600 025.

7.G Square Realtors Private Ltd,
Rep. by its Authorised Signatory,
E.Udhayakumar,
Menon Eternity, 8th Floor,
1st Main Road, Austin Nagar,
Alwarpet, Chennai - 600028.

(R7 impleaded vide order dated
15.07.2026 in WMP No.23947/2026)

Respondents

PRAYER: Petition filed under Article 226 of the Constitution of India seeking issuance of a writ of certiorari calling for records relating to the impugned Office order No.07/2025 dated 09.10.2025, issued by the 4th respondent, quash the same, in so far as it directed the authorities not to grant approval/permission, in the zone of influence area, which is arbitrarily fixed to a distance of 1 Km, around the RAMSAR site boundary, as shown in the map annexed with the impugned order dated 09.10.2025.

WP No. 21190 of 2026
CNR:{HCMA011203572026}

M.Sasi
W/o E. Murugan,
No.2/61, Kandasami Naicker Street,
Karapakkam, Chennai - 600 097.

Petitioner

Vs

1.The Additional Chief Secretary
Government of Tamil Nadu,
Department of Housing and Urban
Development,
Secretariat, Chennai - 600 009.

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2.The Additional Chief Secretary
Government of Tamil Nadu,
Department of Environment,
Climate Change and Forests,
Secretariat, Chennai - 600 009.

3.The Secretary to Government
Department of Revenue and
Disaster Management,
Secretariat, Fort St. George,
Chennai.

4.The Member Secretary
Chenani Metropolitan Development
Authority,
Thalamuthu Natrajan Maaligai,
Gandhi Irwin Road, Egmore,
Chennai - 600 008.

5.The Member Secretary
Tamil Nadu State Wetland Authority,
Panagal Maligai, Saidpet,
Chennai - 600 015.

6.The Director
National Centre for Sustainable
Coastal Management,
Ministry of Environment, Forest and
Climate Change (MOEF & CC)
Anna University Campus,
Chennai - 600 025.

Respondents

PRAYER: Petition filed under Article 226 of the Constitution of India seeking issuance of a writ of certiorari calling for the records relating to the impugned office order No.07/ 2025 dated 09.10.2025, issued by the 4th respondent, quash the same, in so far as it directed the authorities not to grant approval/permission, in the Zone of Influence' area, which is arbitrarily fixed to a distance of 1 Km, around the RAMAR site boundary, as shown in the map annexed with the impugned order

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dated 09.10.2025.

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WP No. 26643 of 2026
CNR:{HCMA011326622026}

1.S.Rudraprakash
S/o Late S. Sathyachandran,
No 4B, Sidharth Country,
25 & 26 Fourrts Avenue,
Okkiyam Thoraipakkam,
Chenani - 600 097.

2.Lakshmi Satyachandran
W/o Late S. Sathyachandran,
No.4B, Sidharth Country,
25 & 26 Fourrts Avenue,
Okkiyam Thoraipakkam,
Chenani - 600 097.

3.S.Sanath Kumar
S/o Late S. Sathyachandran,
No.4B, Sidharth Country,
25 & 26 Fourrts Avenue,
Okkiyam Thoraipakkam,
Chenani - 600 097.

4.R.S.Jayant
S/o Late S. Ramachandran,
No.9 Vaitheeshwara Shalimar
Garden, 3rd Street,
Injambakakm, Chennai-600 115.

5.R.K.Sasankh
S/o Late S. Ramachandran,
No.9 Vaitheeshwara Shalimar
Garden, 3rd Street,
Injambakakm, Chennai-600 115.

6.R.S.Nikunj
S/o Late S. Ramachandran,

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No.9 Vaitheeshwara Shalimar
Garden, 3rd Street,
Injambakakm, Chennai-600 115.

7.R.Sucharita
D/o Late S. Rajendran,
No.30 Powell Avenue, Datford,
Kent DA2 6NT, United Kingdom.

8.R.Vinata
D/o Late S. Rajendran,
P31 Macro Marvel River View
County, Manapakkam,
Chennai - 600 125.

Petitioners

Vs

1.Chennai Metropolitan Development Authority
Rep. by its Member Secretary,
Thalamuthu Natarajan Maaligai,
Gandhi Irwin Road, Egmore,
Chennai - 600 008.

2.Tamil Nadu State Wetland Authority
Rep. by its Member Secretary,
Panagal Maligai, Saidapet,
Chenani - 600 015.

3.Government of Tamil Nadu
Rep. by its Additional Secretary,
Department of Environment and Climate Change
No.1 Jeenis Road, Gound Floor
Panagal Building, Saidapet,
Chennai - 600 015.

4.Directorate of Survey and Settlement

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Order QR

Survey House, PWD Estate
Chepauk, Chennai - 600 005.

Respondents

PRAYER: Petition filed under Article 226 of the Constitution of India seeking issuance of a writ of certiorari calling for the records of the impugned order of the National Green Tribunal Chennai, Southern Zone, Chennai in Original Application No.91 of 2023 (SZ) dated 24.09.2025 and the consequent order bearing reference number U.O.Note No.C1/24627/2023-2 dated 06.10.2025 and another consequent order bearing reference number Office Order No.07/2025 dated 09.10.2025 both issued by the Chennai Metropolitan Development Authority, namely the 1st respondent herein, and quash the same and issue such further or other appropriate orders of direction as this Hon'ble Court.

WP No. 29638 of 2026
CNR:{HCMA011731272026}

Social Service Trust
Govt. Regd. No.358/2001
Rep. by its Chairman P.Rengaswamy
P.No.5102, 7th Street,
Ram Nagar North, Puzhuthivakkam,
Chennai-600 091.

Petitioner

Vs

1.The Additional chief Secretary
Government of Tamil Nadu
Department of Housing and Urban
Development, Secretariat,
Chennai-600 009.

2.The Additional Chief Secretary
Government of Tamil Nadu,
Department of Environment, Climate
Change and Forests,

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Secretariat, Chennai-600 009.

3.The Secretary to Government
Department of Revenue and
Disaster Management,
Secretariat, Fort St. George,
Chennai-600 009.

4.The Member Secretary
Chennai Metropolitan Development
Authority,
Thalamuthu Natarajan Maaligai,
Gandhi Irwin Road, Egmore,
Chennai-600 008.

5.The Member Secretary
Tamil Nadu State Wetland Authority
Panagal Maligai, Saidapet,
Chennai-600 015.

6.The Director
National Centre for Sustainable
Coastal Management,
Ministry of Environment, Forest
and Climate Change (MOEF & CC)
Anna University Campus,
Chennai-600 025.

Respondents

PRAYER: Petition filed under Article 226 of the Constitution of India seeking issuance of a writ of certiorari calling for the records relating to the Notification in Office Order No.7/2025 dated 09.10.2025 of the 4th respondent and quash the same.

WP No. 30362 of 2026

Case QR

CNR:{HCMA011702882026}

Federation of All India
Real Estate Association (FAIRA)

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Rep. by its Founder-A.Hendry
No.23/12,Basement Asian Apartments
1st Cross Street, Trustpuram
Kodambakkam,
Chennai-600 024.

Petitioner

Vs

1.The Additional Chief Secretary
Government of Tamil Nadu
Department of Housing and
Urban Development
Secretariat, Chennai-09.

2.The Addl. Chief Secretary
Government of Tamil Nadu
Department of Environment,
Climate Change and Forests
Secretariat, Chennai-09..

3.The Secretary to Government
Department of Revenue and
Disaster Management
Secretariat, Fort St. George,
Chennai-09.

4.The Member Secretary
Chennai Metropolitan Development
Authority
Thalamuthu-Natarajan Maaligai
Gandhi Irwin Road, Egmore
Chennai-600 008.

5.The District Collector-Chengalpattu
Collectorate
GST Road, Chengalpattu.

6.The Member Secretary

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Tamil Nadu State Wetland Authority
Panagal Maligai, Saidapet
Chennai, Tamilnadu-015.

7.The Director
National Centre for sustainable
Coastal Management
Ministry of Environment Forest
and Climate Change(MOEF & CC)
Anna University Campus
Chennai-25.

Respondents

PRAYER: Petition filed under Article 226 of the Constitution of India seeking issuance of a writ of certiorari calling for the records relating to the impugned Office order No.07/2025 dated 9.10.2025 passed by the 4th respondent and quash the same in so far as it directed the authorities not to grant approval/permission in the 'Zone of Influence' area, which is arbitrarily fixed to a distance of 1 km, around the RAMSAR site boundary, as shown in the map annexed with the impugned order dated 9.10.2025.

WP No. 33506 of 2026
CNR:{HCMA011943762026}

TVH Park Rozalia Owners Association
Rep. by its Secretary, V.Pallavi,
TVH Park Rozalia, 9th Cross Street,
Anandh Nagar, Thoraipakkam,
Chennai 600097.

Petitioner

Vs

1.The State of Tamil Nadu

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Rep. by its Secretary to Government,
Department of Housing and
Urban Development,
Secretariat, Fort. St. George,
Chennai - 600009.

2.The Secretary to Government,
Department of Revenue and
Disaster Management,
Government of Tamil Nadu,
Secretariat, Fort St. George,
Chennai - 600009.

3.The Secretary to Government,
Department of Environment,
Climate Change and Forests,
Government of Tamil Nadu,
Secretariat, Fort St. George,
Chennai - 600009.

4.The Chennai Metropolitan
Development Authority (CMDA),
Rep. by its Member-Secretary,
Thalamuthu Natarajan House,
Gandhi Irwin Road,
Chennai - 600008.

5.The Tamil Nadu State Wetland
Authority,
Rep. by its Member Secretary,
Panagal Maligai, Saidapet,
Chennai - 600015.

Respondents

PRAYER: Petition filed under Article 226 of the Constitution of India seeking issuance of a writ of certiorari calling for the records of the 4th respondent pertaining to the impugned office order No.07/2025 dated 09.10.2025 and quash the same.

WP No. 33781 of 2026

Case QR

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CNR:{HCMA011934012026}

Thoraipakkam Anand Nagar Vinayaka Nagar
Plot and House Owners Welfare Association,
Rep. by its Secretary, S.Visuvasam Emelda,
No.21-A, 8th Cross Street, Anand Nagar,
Thoraipakkam, Chennai - 600097.

Petitioner

Vs

1.The State of Tamil Nadu
Rep. by its Secretary to Government,
Department of Housing and
Urban Development,
Secretariat, Fort St. George,
Chennai - 600009.

2.The Secretary to Government
Department of Revenue and
Disaster Management,
Government of Tamil Nadu,
Secretariat, Fort St.George,
Chennai - 600009.

3.The Secretary to Government
Department of Environment,
Climate Change and Forests,
Government of Tamil Nadu,
Secretariat, Fort St. George,
Chennai - 600009.

4.The Chennai Metropolitan
Development Authority (CMDA)
Rep. by its Member-Secretary,
Thalamuthu Natarajan House,
Gandhi Irwin Road, Chennai-600008.

5.The Tamilnadu State Wetland
Authority
Rep. by its Member Secretary,

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Panagal Maligai, Saidapet,
Chennai-600015.

Respondents

PRAYER: Petition filed under Article 226 of the Constitution of India seeking issuance of a writ of certiorari calling for the records of the 4th respondent pertaining to the impugned Office Order No.07/2025 dated 09.10.2025 and quash the same.

WP No. 34402 of 2026
CNR:{HCMA011970222026}

1.T.Selvakumar
Plot No.18, Door No. 1/708
MCN Nagar, 1st Street,
Thoraipakkam, Chennai-600097.

2.M.Varghese
1/720 Plot No. 40 2nd Street,
MCN Nagar, Thoraipakkam,
Ward 193, Karapakkam
Chennai - 600 097.

3.S.Balameena
Plot No.18, Door No.1/708
MCN Nagar, 1st Street,
Thoraipakkam, Chennai-600097.

4.P.Jayaseelan
Plot No.45, 46, 4A Ramaniyam,
Mridhula Apartment,
First Cross Street, Anand Nagar,
Thoraipakka, Chennai-600 097.

Petitioners

Vs

https://www.mhc.tn.gov.in/judis

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1.The State of Tamil Nadu
Rep. by its Secretary to Government,
Department of Housing and
Urban Development,
Secretariat, Fort St.George,
Chennai - 600 009.

2.The Secretary to Government
Department of Revenue and
Disaster Management,
Government of Tamil Nadu,
Secretariat, Fort St.George,
Chennai - 600 009.

3.The Secretary to Government
Department of Environment, Climate
Change and Forests,
Government of Tamil Nadu,
Secretariat, Fort St.George,
Chennai - 600 009.

4.The Chennai Metropolitan
Development Authority (CMDA)
Rep. by its Member Secretary,
Thalamuthu Natarajan House,
Gandhi Irwin Road,
Chennai - 600 008.

5.The Tamil Nadu State Wetland Authority
Rep. by its Member Secretary,
Panagal Maligai, Saidapet,
Chennai - 600 015.

Respondents

PRAYER: Petition filed under Article 226 of the Constitution of India seeking issuance of a writ of certiorari calling for the records of the 4th respondent pertaining to the impugned Office Order No.07/2025 dated 9.10.2025 and quash the same.

WP No. 34660 of 2026 Case QR

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CNR:{HCMA011970272026}

MCN Nagar and SBI Colony
Residents Welfare Association
Rep. by its Secretary
160, MCN Nagar, 7th Street
Thoraipakkam, Chennai-600 097.

Petitioner

Vs

1.The State of Tamil Nadu
Rep. by its Secretary to Government
Department of Housing and
Urban Development
Secretariat, Fort St.George,
Chennai-600 009.

2.The Secretary to Government
Department of Revenue and
Disaster Management
Government of Tamil Nadu
Secretariat, Fort St.George,
Chennai-600 009.

3.The Secretary to Government
Department of Environment
Climate Change and Forests
Government of Tamil Nadu
Secretariat, Fort St. George,
Chennai-600 009.

4.The Chennai Metropolitan
Development Authority(CMDA)
Rep. by its Member Secretary,
Thalamuthu Natarajan House
Gandhi Irwin Road,
Chennai-600 008.

5.The Tamilnadu State Wetland
Authority

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Rep. by its Member Secretary
Panagal Maligai, Saidapet
Chennai-600 015.

Respondent(s)

PRAYER: Petition filed under Article 226 of the Constitution of India seeking issuance of a writ of certiorari calling for the records of the 4th respondent pertaining to the impugned Office Order No.07/2025, dated 9.10.2025 and quash the same.

WP No. 37598 of 2026
CNR:{HCMA012124992026}

1.Rafika banu
W/o. Mubarak Ali,
Door No.58 Kayithemillath Street,
Kumidyandi Thoppu,
Sholinganallur,
Chennai - 600 119.

2.Vahitha Begum
W/o.Abdul Rasheed
Door No.22 School Road,
Kumidiyandi Thoppu, Sholinganallur,
Chennai - 600 119.

Petitioners

Vs

1.The State of Tamil Nadu
Rep. by its Additional Chief Secretary,
Department of Environment
and Climate Change, Ground Floor,
Pangal Building, No.1 Jeenis Road,
Saidapet, Chenani, Tamil Nadu-600 015.

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2.The District Collector Chengalpattu
GST Road, Chengalpattu-603 001
Tamil Nadu.

3.Tamil Nadu State Wetlands Authority
Rep. by its Member Secretary,
No.1 Jeenis Road, Panagal Building,
Saidapet, Chennai - 600 015
Tamil Nadu.

4.Chennai Metropolitan Development
Authority, Rep. by its Member Secretary,
Thalamuthu Natarajan Maaligai
No.1 Gandhi Irwin Road, Egmore
Chennai - 600 008.

5.National Centre for Sustainable
Coastal Management
Rep. by its Authorized Signatory,
Ministry of Environment,
Forest and Climate Change
Koodal Building
Anna University Campus,
Sardar Patel Road, Guindy,
Kotturpuam, Chennai
Tamil Nadu - 600 025.

Respondents

PRAYER: Petition filed under Article 226 of the Constitution of India seeking issuance of a writ of certiorari calling for records of the 5th respondent in proceedings No. Nil dated 18.08.2026 and quash the same with regard to the boundaries provided in the southeastern corner of the imagery coming under Clause 3, 4 of the impugned order wherein the petitioners Patta property situated at Survey No.508/37A3A, 1/4th portion of the undivided total extent of 30 cents each situated at Solingnallur Village, Sholinganallur Taluk, Chennai District in joint patta No.4063 has been erroneously included illegally, arbitrarily and unconstitutionally and consequently, direct the respondents 3 and 5 to to delineate the boundary of the Pallikaranai

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Ramsar Weltland by excluding the patta property of the petitioners.

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WP No. 38815 of 2026
CNR:{HCMA012282252026}

Dr.R.Gunaseelan
No.10, 2nd Main Road,
Gandhi Nagar, Ayar,
Chennai-600 020.

Petitioner

Vs

1.The Additional Chief Secretary
to Government
Environment, Climate Change
and Forests Department,
Secretariat, Fort St. George,
Chennai-600 009.

2.The Additional Chief Secretary
to Government
Housing and Urban
Development Department,
Secretariat, Fort St. George,
Chennai-600 009.

3.Tamil Nadu State Wetland Authority,
Rep. by its Member Secretary,
O/o. The Principal Chief Conservator
of Forests,
Panagal Maligai, Saidapet,
Chennai-600 015.

4.Chennai Metropolitan Development
Authority,
Rep. by its Member Secretary,
No.1, Gandhi Irwin Road, Egmore,
Chennai-600 008.

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5.The Director
Directorate of Survey and
Settlement, Chepauk,
Chennai-600 005.

6.The District Collector,
Chengalpattu District,
Chengalpattu.

7.The Tahsildar
Sholinganallur Taluk,
Chengalpattu District.

8.The Director
National Centre for sustainable
Coastal Management,
Chennai-600 025

Respondents

PRAYER: Petition filed under Article 226 of the Constitution of India seeking issuance of a writ of mandamus directing the respondents 3 and 4 to consider the representation of the petitioner dated 14.01.2026 to show the land in Survey No.720 of Pallikaranai Village as outside the Ramsar Site Boundary in the map dated 09.10.2025 of the 4th respondent, in accordance with the Re-Survey and Re-settlement Register (S.L.R.) of Pallikaranai Village No.251, settlement of the year 1911, and the revenue records.

WP No. 35794 of 2026
CNR:{HCMA011970352026}

Kamakoti Nagar Plot Owners and
Residents Welfare Association,
Rep. by its Secretary,
355, Flat No.1, DHS Tulip,

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3rd Main Road, Kamakoti Nagar,
Pallikarnai, Chennai - 600100..

Petitioner

Vs

1.The State of Tamil Nadu
Rep. by its Secretary to Government,
Department of Housing and
Urban Development,
Secretariat, Fort St.George,
Chennai - 600009.

2.The Secretary to Government,
Department of Revenue and
Disaster Management,
Government of Tamil Nadu,
Secretariat, Fort St.George,
Chennai - 600009.

3.The Secretary to Government,
Department of Environment,
Climate Change and Forests,
Government of Tamil Nadu,
Secretariat, Fort St.George,
Chennai - 600009.

4.The Chennai Metropolitan Development
Authority (CMDA)
Rep. by its Member-Secretary,
Thalamuthu Natarajan House,
Gandhi Irwin Road,
Chennai - 600008.

5.The Tamil Nadu State Wetland Authority
Rep. by its Member Secretary,
Panagal Maligai, Saidapet,
Chennai - 600015.

Respondents

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PRAYER: Petition filed under Article 226 of the Constitution of India seeking issuance of a writ of certiorari calling for the records of the 4th respondent pertaining to the impugned Office Order No.07/2025 dated 09.10.2025 and quash the same.

For Petitioner(s):	Mr.P.S.Raman Senior Counsel for Mr.R.Saravana Kumar [*W.P.Nos.7120, 7133 and 38815 of 2026*] Mr.Muthucharan Sundresh [*W.P.No.21190 of 2026*] Mr.S.Gokul [*W.P.No.26643 of 2026*] Ms.G.Sumitra [*W.P.No.29638 of 2026*] Ms.Sumathi Lokesh [*W.P.No.30362 of 2026*] Mr.G.Adithyaraj [*W.P.Nos.33506, 33781 and 34402 of 2026*] Mr.G.Dhinesh [*W.P.Nos.34660 and 35794 of 2026*] Ms.Aparna Raju for M/s.G.Vijay Anand Associates [*W.P.No.37598 of 2026*]
For Respondent(s):	Mr.P.V.Balasubramaniam Addl. Advocate General assisted by

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	Mr.Mohammed Fayaz Ali Spl. Government Pleader for R4 in W.P.Nos.7120 of 2026; R2 and R5 in W.P.Nos.7133, 21190, 29638, 33506 of 2026; R2 in W.P.No.26643 of 2026; R2 and R6 in W.P.No.30362 of 2026; R3 and R5 in W.P.Nos.33781, 34402, 34660 and 35794 of 2026; and R1 and R3 in W.P.Nos.37598 and 38815 of 2026 Mr.T.Gowthaman Addl. Advocate General assisted by Mr.R.S.Raveendran Standing Counsel for CMDA for R1 in W.P.Nos.7120 and 26643 of 2026; R4 in W.P.Nos.7133, 21190, 29638, 30362, 33506, 33781, 34402, 34660, 37598, 38815 and 35794 of 2026 Mr.C.A.Ramanan Government Advcoate for R2 and R3 in W.P.No.7120 of 2026; R1 and R3 in W.P.Nos.7133 and 21190 of 2026; R3 in W.P.No.26643 of 2026 Mr.L.Gokulraj Addl. Government Pleader for R1 and R3 in W.P.No.29638 of 2026; R1, R3 and R5 in W.P.No.30362 of 2026; R1 and R2 in W.P.Nos.33506, 33781, 34402 and 34660 of 2026

COMMON ORDER

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THE CHIEF JUSTICE

This batch of thirteen writ petitions challenges the planning freeze imposed across a one-kilometre radius around the Pallikaranai Marshland Ramsar Site in Chennai.

2. Since the facts, legal issues, and reliefs sought overlap, we heard all the petitions together and dispose of them through this common order.

3. The petitioners are real estate associations, builders, resident welfare associations, trusts, and private patta landowners. Their grievances stem from three connected actions taken by the authorities:

(i) In W.P.Nos.7120 and 26643 of 2026, the petitioners challenge the order dated 24.09.2025 passed by the National Green Tribunal (Southern Zone), Chennai, in Original Application No.91 of 2023 (SZ), whereby the Tribunal directed the Chennai Metropolitan Development Authority (CMDA) not to grant planning permissions inside the Pallikaranai Ramsar site and its one-kilometre Zone of Influence

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until an Integrated Management Plan (IMP) is finalised.

(ii) In W.P.Nos.7133, 21190, 29638, 30362, 33506, 33781, 34402, 34660, 35794 and 38815 of 2026, the Office Order No.07/2025, dated 09.10.2025, issued by the CMDA, following the directive of the Tribunal, is assailed. This order imposed a total freeze on planning approvals and building permits across the Ramsar site and a uniform one-kilometre buffer zone shown in an annexed map.

(iii) In W.P.No.37598 of 2026, the petitioners challenge the proceedings dated 18.08.2026 issued by the National Centre for Sustainable Coastal Management (NCSCM) on the ground that the interim map prepared by the agency wrongly included their private patta land in Sholinganallur Village within the marshland boundary.

4. On 08.04.2022, the Pallikaranai Marshland was designated as a Ramsar Site of international importance. On 30.06.2023, *The New Indian Express* published a report stating that a private builder

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was dumping construction debris and laying a road inside the marshland at Perumbakkam. Taking note of this report, the National Green Tribunal initiated *suo motu* proceedings in O.A.No.91 of 2023 (SZ).

5. During those proceedings, the Tamil Nadu State Wetland Authority (TNSWA) and the Water Resources Department (WRD) informed the Tribunal about a draft Integrated Management Plan earlier prepared by Care Earth Trust. The said draft plan suggested a general one-kilometre Zone of Influence around the marsh. However, the agencies clarified that the NCSCM was preparing a revised plan under the Wetlands (Conservation and Management) Rules, 2017, to scientifically map the actual boundary and influence zone.

6. On 24.09.2025, the Tribunal disposed of the Original Application. It directed the authorities to expedite the scientific survey and finalise the plan. Until then, it barred the CMDA from granting any approvals in the marshland or within the one-kilometre Zone of Influence. Acting strictly on this order, the CMDA issued Office Order No.07/2025 on 09.10.2025, halting all development

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permissions across the marked one-kilometre radius. Hence, these writ petitions.

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7. Learned Senior Counsel and the other learned counsel appearing for the petitioners raised the following primary arguments:

(i) The Tribunal initiated a *suo motu* inquiry into an alleged road encroachment on specific survey numbers in Perumbakkam. It exceeded its statutory powers under Sections 14 and 15 of the National Green Tribunal Act, 2010, by imposing a sweeping town-planning freeze across thousands of acres without hearing affected landowners. Relying on *State of Himachal Pradesh v. Yogendera Mohan Sengupta*[1], learned counsel argued that the Tribunal cannot step into the shoes of a statutory planning authority or override Master Plans framed under the Tamil Nadu Town and Country Planning Act, 1971.

(ii) Under the Wetlands (Conservation and Management) Rules, 2017, a Zone of Influence is

1 *(2024) 13 SCC 1*

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never a rigid, uniform circle. It must be determined scientifically based on local hydrology, slope, drainage inlets, and land use, followed by ground-truthing, a draft notification, and a 60-day public consultation. Imposing a mechanical one-kilometre buffer before completing these mandatory steps violates the Rules and the Ramsar Convention guidelines.

(iii) The one-kilometre radius covers densely populated residential and commercial hubs across several villages, including Velachery, Perungudi, Thoraipakkam, Karapakkam, Madipakkam, Pallikaranai, and Sholinganallur. These areas contain metro rail lines, IT parks, government offices, and thousands of approved homes. Referring to the decision of the Supreme Court in *T.N.Godavarman Thirumulpad v. Union of India*[2], it was pointed out that the Supreme Court recognized how dense urban centres like Chennai require tailored, site-specific regulations rather than blanket exclusionary buffers.

2 *(2022) 10 SCC 544*

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Freezing vested development rights on patta lands classified as residential zones without statutory backing violates Articles 14 and 300A of the Constitution.

8. Learned Additional Advocate General appearing on behalf of the CMDA submitted that it had issued the order dated 09.10.2025 solely to comply with the Tribunal's directions. Referring to an additional counter-affidavit dated 10.07.2026, he submitted that the one-kilometre influence area spans roughly 3,474 hectares (8,584.44 acres) across 15 villages. Satellite imagery confirms that about 2,924 hectares (84.2% of this area) was already densely built up with thousands of structures well before the 2022 Ramsar notification. He added that over 47 planning applications are stalled before the CMDA alone, alongside many more before local bodies. He submitted that a blanket prohibition across the entire one-kilometre zone causes severe hardship to the public and disrupts the socio-economic balance.

9.1. Learned Additional Advocate General appearing on behalf of the Tamil Nadu State Wetlands Authority submitted that the 2017

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Rules do not prescribe an automatic one-kilometre buffer. He further submitted a comprehensive State-wide exercise, involving digital mapping, cadastral overlays, and physical ground-truthing, is currently underway to fix the exact boundary of the Pallikaranai Ramsar Site. He also pointed out that ground-truthing and boundary demarcation exercise is directly monitored by the Supreme Court in W.P.(C) No.230 of 2001 and by this Court in W.P.No.12653 of 2017.

9.2. He further submitted that, pursuant to the interim directions issued by this Court during the hearing of these petitions, the State Government convened high-level meetings with the NCSCM and technical experts; and the NCSCM submitted a scientific assessment proposing a variable-width Interim Zone of Influence. He added that, after considering 23 representations from aggrieved landowners and reviewing historical satellite imagery, the TNSWA filed a revised status report on 01.10.2026 and under this revised proposal, the interim Zone of Influence was scaled down from 3,474 hectares to just 36 specific survey numbers covering 128.19 hectares that directly affect water inflow and drainage connectivity. He added that the authority also proposed allowing regulated construction in this zone subject to environmental safeguards and a

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No Objection Certificate from the District Level Wetlands Management Committee, rather than enforcing an absolute ban.

10. At the threshold, it is necessary to adjudicate upon the respondents' preliminary objection to the maintainability of these writ petitions. They argue that a final order of the National Green Tribunal must be challenged via a statutory appeal to the Supreme Court under Section 22 of the National Green Tribunal Act, 2010, rather than through writ jurisdiction.

11. We find no merit in this objection. It is now settled law that the availability of a statutory appeal under Section 22 of the NGT Act does not oust the constitutional jurisdiction of the High Courts under Articles 226 and 227 of the Constitution of India. In *Madhya Pradesh High Court Advocates Bar Association v. Union of India*[3], the Supreme Court categorically held that the power of judicial review vested in High Courts under Articles 226 and 227 is part of the inviolable basic structure of the Constitution, and orders passed by the National Green Tribunal are amenable to writ scrutiny before the jurisdictional High Court. For ease of reference, the relevant portion

3 *2022 SCC OnLine SC 639*

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of the said decision is reproduced hereunder:

> *"31. The petitioners have also pleaded that instead of appeal to the Supreme Court under Section 22 from the orders passed by the NGT, an appeal mechanism as a matter of right should also be provided before the concerned High Courts. According to them, appeal to the Supreme Court is inadequate and unaffordable and therefore inaccessible.* ***On this aspect it needs to be observed that even when a direct appeal to the Supreme Court is provided by a statute against the decision of a tribunal, the remedy under Article 226 or 227 before the High Court remains unextinguished. Moreover, the Appeal under Section 22 of the NGT Act, is limited to the grounds under Section 100 of the CPC and the Supreme Court does not function as a regular first appellate Court. However, under Article 226 or 227, remedies on issues of jurisdiction and also under the principles set out in Associated Provincial Picture Houses Ltd. v. Wednesbury Corporation [1948] 1 KB 223, are available for an aggrieved party****. Subject to discretion being exercised, the affected litigants can move High Court under Article 226 or 227 and in such cases, a SLP under Article 136 of the Constitution could also*

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be maintained to the Supreme Court from the High Court's verdict."

[emphasis supplied]

12. In *L.Chandra Kumar v. Union of India*[4] and *Whirlpool Corporation v. Registrar of Trade Marks*[5], the Supreme Court affirmed that an alternative statutory remedy does not bar a writ petition where an authority acts without jurisdiction or violates the principles of natural justice. Admittedly, none of the petitioners herein were parties before the Tribunal. Yet, an order affecting thousands of landowners across fifteen villages was passed without notice to them. Furthermore, the consequential Office Order dated 09.10.2025 was issued by the CMDA, an authority located squarely within the territorial jurisdiction of this Court. Therefore, we hold that all these writ petitions are maintainable.

13. Having held the petitions maintainable, we turn to the core relief sought by the petitioners. The petitioners seek to quash the one-kilometre planning freeze and permit development in accordance with the Master Plan, or alternatively, to act upon the TNSWA's revised interim proposal restricting the buffer to 128.19

4 *(1997) 3 SCC 261*
5 *(1998) 8 SCC 1*

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hectares across 36 survey numbers.

14. However, there is a legal impediment that enjoins us from granting the aforesaid relief. According to the Tamil Nadu State Wetland Authority, the foundational exercise of identifying, demarcating and ground-truthing the boundaries of wetlands across the country, specifically including the Pallikaranai Marshland, is currently *sub judice* before the Supreme Court in W.P.(C) No.230 of 2001 (*M.K. Balakrishnan v. Union of India*).

15. In the order dated dated 12.10.2026 passed in *Anand Arya v. Union of India* [W.P.(C) No.304 of 2018] connected with *M.K. Balakrishnan v. Union of India* [W.P.(C) No.230 of 2001], while taking on record the systematic and scientific four-stage methodology adopted by the State of Tamil Nadu for ground-truthing, cadastral superimposition, revenue record reconciliation, and physical pillar demarcation across 28,898 waterbodies, and directing all other States to emulate the same, the Supreme Court granted a period of four months to complete the said exercise. Furthermore, the Supreme Court directed the State Wetland Authorities to undertake this physical ground-truthing and boundary demarcation on a war

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footing in strict compliance with Rule 7(1)(a) of the Wetlands (Conservation and Management) Rules, 2017, encompassing wetlands measuring less than 2.25 hectares as well as other waterbodies, and to submit a comprehensive status affidavit within four weeks. It is apposite to refer to the relevant portion of the said order hereunder:

> "*4. **It would be profitable to note that State of Tamil Nadu seems to have undertaken the aforesaid exercise** and the systematic manner in which the said exercise has been undertaken, has been narrated in the note supplied to this Court today by Shri Shekhar Naphade, learned Senior Counsel, during the course of his arguments/submissions.*
>
> *...*
>
> *5. **A perusal of the above steps taken, would indicate that it seems to be in a systematic and scientific manner the exercise of ground truthing has been undertaken. Hence, we direct all the States to undertake the same and similar exercise, if not already undertaken, which shall also be in compliance with Rule 7(1) of the Rules, 2017 indicated hereinabove, expeditiously and on a war footing basis. The water bodies being source of drinking water is***

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precious and would encompass within the four corners of right to live, as guaranteed under the Constitution of India. This Court cannot remain as a mere spectator or be unmindful of the consequences flowing from water bodies remaining unprotected. In order to achieve this avowed object, we have issued directions to the States and Wetland Authorities to undertake the exercise of ground truthing (physically) and we reiterate the same and direct that all the States / Wetland Authorities should undertake the said exercise forthwith as undertaken by the State of Tamil Nadu, if not already undertaken, and file a compliance affidavit indicating thereunder the mode and method in which the exercise has been undertaken. *The said affidavit by the respective States shall be filed within an outer limit of four weeks from today. Shri Naphade, learned Senior Counsel has vociferously contended that undertaking the exercise of ground truthing by the officials would be time-consuming exercise and has prayed for reasonable time of six to nine months being granted. This Court is fully conscious of the enormous physical work that would be involved, apart from coordination between departments. Yet, being alive to the situation, we deem it proper to grant four months'*

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time to complete the said exercise."

[emphasis supplied]

16. The delineation of a Zone of Influence cannot exist in a vacuum. Under the Wetlands (Conservation and Management) Rules, 2017, the Zone of Influence is measured outward from the notified boundary of the wetland itself. Until the core boundary of the Pallikaranai Ramsar Site is verified on the ground and finalized under the supervision of the Supreme Court, any attempt by this Court to fix an interim buffer, exclude specific survey numbers, or dilute the protective freeze would directly overlap with and run contrary to the ongoing monitoring by the Supreme Court.

17. Judicial discipline demands that when the highest court of the land is actively monitoring the ground-truthing and boundary demarcation of the very same wetland, a High Court must refrain from passing parallel or conflicting orders altering its protective perimeter. Even the revised proposal submitted by the TNSWA on 01.10.2026 expressly states that it is merely a tentative arrangement and that the final Zone of Influence can only be notified after the ground-truthing exercise is completed.

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Furthermore, several petitioners in this batch (such as in W.P. Nos.26643, 37598, and 38815 of 2026) dispute whether their specific survey numbers fall inside the core marshland boundary or outside it. Adjudicating these boundary disputes or carving out exceptions while the Supreme Court is seized of the wetland demarcation exercise would, in our firm view, be improper.

18. During the course of arguments, learned Senior Counsel for the petitioners vehemently submitted that these writ petitions have been pending before this Court for over nine months and that during this period several interim directions were issued leading to the revised proposal by the State Wetland Authority and, therefore, at this belated stage, the petitioners ought not to be relegated to pursue their remedy before the Supreme Court.

19. While we appreciate the hardship caused by the prolonged pendency of these matters, we cannot accept this submission. The decision to relegate the petitioners is owing to the fact that the core issue of wetland boundary demarcation and ground-truthing is *sub judice* before the Hon'ble Supreme Court. Mere passage of time before this Court cannot confer jurisdiction to pass orders that

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would conflict with or preempt matters under the direct supervision of the Supreme Court.

20. For the reasons stated above, while we uphold the maintainability of these writ petitions, we decline to interfere with the impugned orders or issue any directions permitting building approvals in the disputed zone, as doing so would trench upon matters *sub judice* before the Supreme Court in W.P.(C) No.230 of 2001.

21. Accordingly, all these writ petitions are disposed of with the following observations:

(i) The petitioners are granted liberty to move appropriate applications in the pending proceedings in W.P.(C) No.230 of 2001, or to initiate fresh proceedings before the Supreme Court, to seek clarification, modification or permission to implement the revised interim Zone of Influence, thereby altering the Zone of Influence fixed by the Tribunal, as now proposed by the Tamil Nadu State Wetland Authority, if so advised.

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(ii) The official respondents, particularly the Tamil Nadu State Wetland Authority, the Directorate of Survey and Settlement, and the National Centre for Sustainable Coastal Management, shall complete the ground-truthing, boundary demarcation, and statutory notification process in strict compliance with the Wetlands (Conservation and Management) Rules, 2017, and the directions of the Supreme Court.

There shall be no order as to costs. W.M.P.Nos.7733, 7741, 42210 of 2026 filed to permit the petitioners to join together and file a single writ petition are allowed, in as much as the petitioners have paid separate court-fee. W.M.P.Nos.29141 and 37791 of 2026 filed to permit the petitioners to join together and file a single writ petition are allowed, subject to payment of separate court fee within two weeks. All other connected miscellaneous petitions are closed.

(SUSHRUT ARVIND DHARMADHIKARI, CJ) (G.ARUL MURUGAN,J)

18.11.2026

Index : Yes
Neutral Citation : Yes
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To:

1.The Additional Chief Secretary
to Government
Environment, Climate Change
and Forests Department,
Secretariat, Fort St. George,
Chennai-600 009

2.The Additional Chief Secretary
to Government
Housing and Urban
Development Department,
Secretariat, Fort St. George,
Chennai-600 009

3.The Member Secretary,
Tamil Nadu State Wetland Authority,
O/o. The Principal Chief Conservator
of Forests,
Panagal Maligai, Saidapet,
Chennai-600 015

4.The Member Secretary,
Chennai Metropolitan Development
Authority,
No.1, Gandhi Irwin Road, Egmore,
Chennai-600 008

5.The Director
Directorate of Survey and
Settlement, Chepauk,
Chennai-600 005

6.The District Collector,
Chengalpattu District,
Chengalpattu.

7.The Tahsildar
Sholinganallur Taluk,
Chengalpattu District.

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8.The Director
National Centre for sustainable
Coastal Management,
Chennai-600 025

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THE HON'BLE CHIEF JUSTICE
AND
G.ARUL MURUGAN,J.

(sasi)

W.P.Nos.7120, 26643, 7133, 21190, 29638, 30362, 33506, 33781, 34402, 34660, 35794 and 38815 and 37598 of 2026

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